## PRICE EDWARDS AND CO.

### CLASS A OFFICE SPACE FOR LEASE

401 S COLTRANE, EDMOND, OK 73034

FOR

LEASE



#### LOCATION DESCRIPTION

Located on Coltrane south of 2nd Street. Only one mile West of I-35 in a growing part of Edmond.

#### **PROPERTY HIGHLIGHTS**

- Outdoor balconies
- Ample on-site parking
- Quick access to the I-35 & the Broadway Extension
- Spacious offices, custom built
- Includes normal utilities, janitorial & maintenance
- Tenant pays internet / phone
- On-site property management and ownership

#### OFFERING SUMMARY

Suite 240:	±2,916 RSF \$25.00 / month with 3% annual increases
Suite 280:	±2,364 RSF \$23.00 / month with 3% annual increases
Market:	Edmond
Class:	А

**TOM FIELDS** tfields@priceedwards.com 0: 405.239.1205

The information contained herein is from sources deemed reliable. No representation is made to the accuracy herein. Photos herein are the property of their respective owners, and use of them without express written consent of the owner is prohibited.

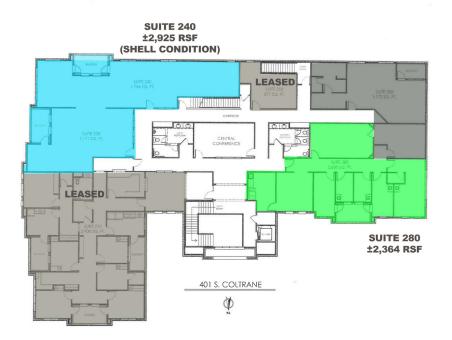
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